



9 Long Close

Pennington, Lymington, SO41 8PW

SPENCERS
NEW FOREST





9 LONG CLOSE

LYMINGTON • HAMPSHIRE

An attractive and well appointed five bedroom detached property with generous parking and a private south facing rear garden with views over Pennington Common. The house is presented in excellent order and offers spacious family accommodation tucked away in a small courtyard development and was built by Berkeley Homes in 2006 to a superior specification. Local shopping facilities and local bus service are just a short walk away. Energy Efficiency Rating: C

Ground Floor

Kitchen • Breakfast/ Dining Room • Sitting Room

Study/ Games Room • Conservatory • Utility Room • Workshop • Cloakroom

First Floor

Four Bedrooms, one with En Suite • Family Bathroom

Second Floor

Master Bedroom with En Suite

Outside

Private Rear Garden • Patio Area • Raised Beds • Summer House

• Potting Shed • Shed

Guide Price £995,000



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The Property

The front door opens into a welcoming and spacious hallway with oak or travertine flooring to the principal rooms and underfloor heating throughout the ground floor. The hall leads into an impressive open plan kitchen/dining room. The kitchen dining room is light and beautifully proportioned with double doors opening onto the large terrace and providing wonderful views of the garden. The well appointed kitchen offers an array of integrated appliances including an eye level double oven, induction hob with extractor hood, dishwasher, two fridge/freezers, microwave and coffee machine. A large central island provides additional seating, ideal for relaxed entertaining. There is a separate utility room providing additional storage and space for a washing machine and tumble dryer.

The sitting room enjoys a focal point provided by the wood burning stove, has two roof lanterns and double doors through to the large conservatory. The conservatory has delightful views over the garden and is a warm and sunny spot to sit and enjoy a quiet read or as a further

entertaining space which flows through double doors out onto the terrace. Finally to the ground floor, there is a large office/ games room providing additional reception space, and a ground floor WC.

The master bedroom is on the second floor and incorporates a dressing room, fitted wardrobes and ensuite shower room. Two large windows flood the room with light and provide rural views out over the landscape and to the Isle of Wight in the distance. The guest suite benefits from an ensuite bathroom with separate shower, wash hand basin and WC as well as built in wardrobes. There are a further two double bedrooms and a single which share the family bathroom.





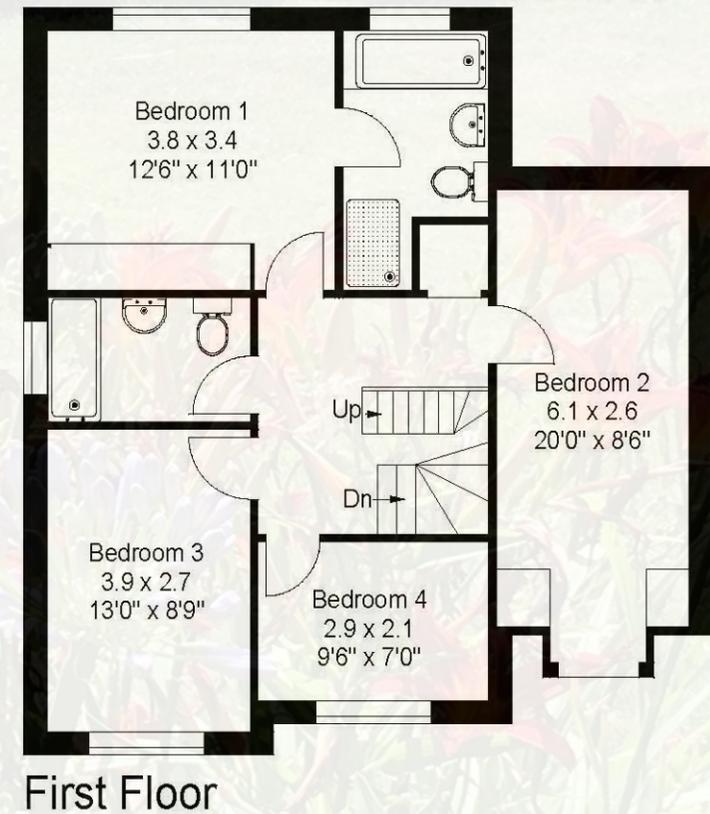
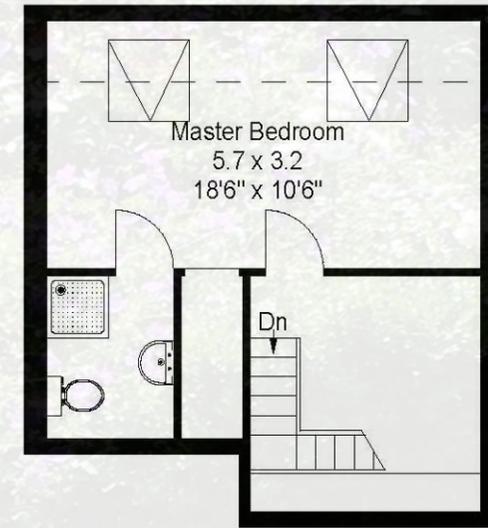
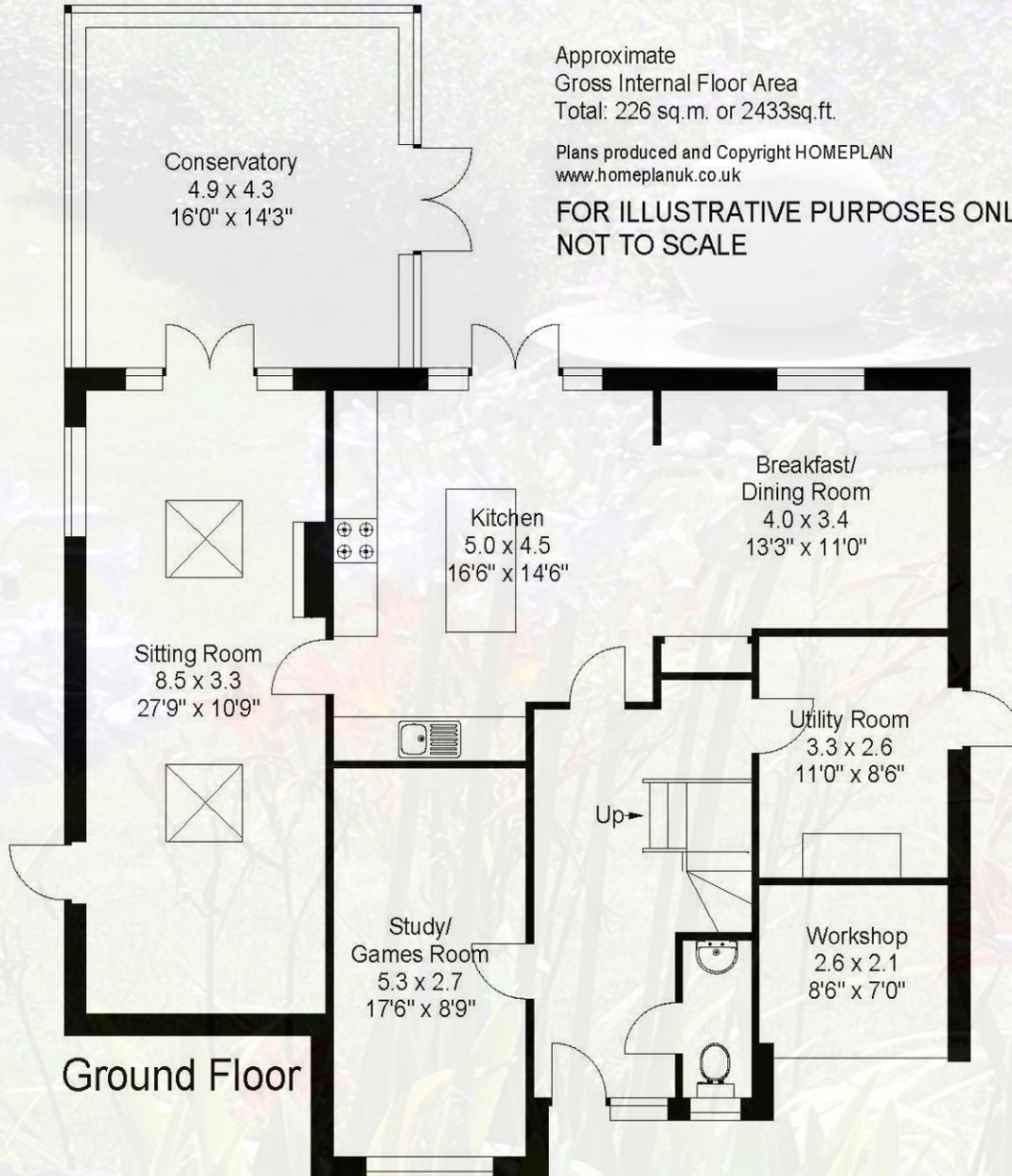
FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 226 sq.m. or 2433sq.ft.

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NOT TO SCALE**





The Situation

The property is located in the village of Pennington which offers a variety of local shopping including a general store with Post Office and Tesco Express together with a further selection of shops and pub. The Leisure Centre is also within a short walk and offers excellent recreational facilities and nearby schools cater for infant primary and secondary education. Approximately 1½ miles west is the picturesque Georgian market town of Lymington which is renowned for its variety of High Street shopping, Town Quay, marinas and yacht clubs. The New Forest National Park surrounds the area providing easy access to enjoy its natural beauty. There is a useful branch line at Lymington Town with rail connection linking with the neighbouring village of Brockenhurst (situated approximately 6 miles to the north) which in turn has a mainline railway station (London Waterloo approximately 90 minutes) and its own tertiary college. There is also a regular ferry service to the Isle of Wight.







Grounds & Gardens

To the front of the property there is a gravelled area providing off road parking for 4 cars as well as additional parking in front of the property. Double gated side access leads to the rear garden. The garden is of notable size and offers both privacy and peace. There is a patio area, ideal for alfresco dining with a southerly aspect. The remaining garden has been lovingly landscaped to provide raised beds for growing vegetables, a range of fruit trees, a potting shed and a large shed for storage. Additionally, there is a spacious summer house wired for light, power and TV, and fronted by a small gravel garden. At the far end of the garden is a utility area for composting, a wood store and further garden storage.

Directions

From our office on the High Street, proceed past the church and into the one way system and bear left towards Pennington. Take the second exit at the roundabout then turn right onto South Street and proceed to the centre of Pennington Village and onto Ramley Road. Continue for approximately a quarter of a mile and Long Close will be found on your left hand side. Proceed to the very end of the road, bearing left where possible and the property is the last house you come to.

Property Video

Point your camera at the QR code below to view our professionally produced video.





Services

Energy Efficiency Rating C Current: 76 Potential: 83

Council Tax Band G

All main services are connected

Points Of Interest

Pennington Junior School	0.6 miles
Waitrose Lymington	1.4 miles
Lymington High Street	1.8 miles
Lymington Town Train Station	2.3 miles
Walhampton (Private School)	2.9 miles
Brockenhurst Tertiary College	6.4 miles
Beaulieu	8.0 miles
National Motor Museum	9.1 miles
Bucklers Hard	10.3 miles
Limewood Hotel & Spa	11.6 miles

Important Notice

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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